



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00010 Haifa Subdivision
Application Type: Major Combination
CPC Hearing Date: April 9, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: South of Edgemere and West of Joe Battle
Acreage: 6.004 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: C-4/c (Commercial/condition)
Proposed Zoning: C-4/c (Commercial/condition)
Nearest Park: Arbolito Park (.30 miles)
Nearest School: Jane A. Hambric Elementary (.65 miles)
Park Fees Required: \$6,000.00
Impact Fee Area: N/A
Property Owner: E.P. Summit Investments L.P.
Applicant: SLI Engineering, Inc.
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4/c (Commercial/condition) / Vacant
South: R-5/c/sp (Residential/condition/special permit) / Single Family Homes
East: C-4/c (Commercial/condition) / Vacant
West: R-5/c/sp (Residential/condition/special permit) / Single Family Homes

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 6.004 acres of vacant land into two commercial lots. Primary access to the subdivision is proposed from Joe Battle Boulevard. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Haifa Subdivision on a Major Combination basis subject to the following comments:

Planning Division Recommendation:

Staff recommends **approval** of Haifa Subdivision on a Major Combination basis.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Parks and Recreation Department

We have reviewed **Haifa Subdivision**, a minor plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4/c" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, Applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$6,000.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 6.00 (rounded to two decimals) @ \$1,000.00 per acre = **\$6,000.00**

Please allocate generated funds under Park Zone: **E-5**

Nearest Parks: **Arbour Green** & **Chester Jordan**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland /fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. EPWU does not object to this request.
2. On-site water and/or sanitary sewer mains extension will be required. All costs associated with the extensions of water and/or sanitary sewer mains are the responsibility of the Owner/Developer. Easements are be required to accommodate public water and sewer mains. All costs associated with the acquisition of easements by plat or metes and bounds are the responsibility of the Owner/Developer.

Water:

3. There is an existing 48-inch diameter transmission water main within a 25-ft PSB easement parallel to the eastern subject property line along Joe Battle Boulevard. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
4. The Owner/developer shall minimize changes in grade above or near the vicinity of the existing PSB easements. EPWU-PSB requires a complete set of improvement plans for review and approval prior to any work above or in the vicinity of the existing PSB facilities. This is to

ascertain that the proposed grading will meet EPWU-PSB standards for pipeline cover and will not adversely affect the existing mains. The Owner/Developer is responsible for the cost of setting appurtenant structures to final grade. During the site improvement work, the Owner/Developer shall safeguard all existing water mains and appurtenant structures.

5. There is an existing 24-inch diameter water main along Edgemere Boulevard. Said main is located approximately 20-ft north from the center line of the right-of-way.
6. There is an existing 8-inch diameter water main extending along a 20-ft drainage easement that is available for service, the water main is located approximately 640-ft south of Edgemere Boulevard. Said main dead-ends approximately 105-ft east of Mike Godwin Drive.
7. Water service to the subject subdivision requires an extension of an 8-inch diameter water main from an existing 8-inch diameter water line along Mike Godwin Dr. The main will connect to the existing 8-inch diameter water line along the 20-ft drainage easement to have a loop system.

Sanitary Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along Edgemere Boulevard that is available for service, the sewer main is located approximately 17-ft south from the center line of the right-of-way.
9. There is an existing 8-inch diameter sanitary sewer main extending along a 20-ft drainage easement. The sewer main is located approximately 630-ft south of Edgemere Boulevard. Service to the subject property can be provided by an extension of an 8-inch diameter sewer main along a proposed easement parallel to the western subject property line. Said main dead-ends approximately 110-ft east of Mike Godwin Drive.
10. There is an existing 12-inch diameter sanitary sewer force main along Edgemere Boulevard approximately 40-ft south from the center line of the right-of-way, said main continues south along a 25-ft PSB easement located along the northeast corner of the subject property. The main dead-ends approximately 90-ft southeast from the northern subject property line. No direct service connections are allowed to the 12-inch force main.

General:

11. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.
12. All easements dedicated for public sanitary sewer facilities shall comply with the El Paso Water Utilities-Public Service Board (EPWU-PSB) Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24-hours a day, seven (7) days a week.

13. EPWU requires a new service application to provide service the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

El Paso County 911 District

No comments received.

Sun Metro

Sun Metro does not oppose this request.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

Texas Gas Service maintains natural gas facilities along Edgemere Blvd., but not along Joe Battle Blvd. at this location. 3295 Joe Battle Blvd. would require a mainline extension.

Additional Requirements and General Comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Application

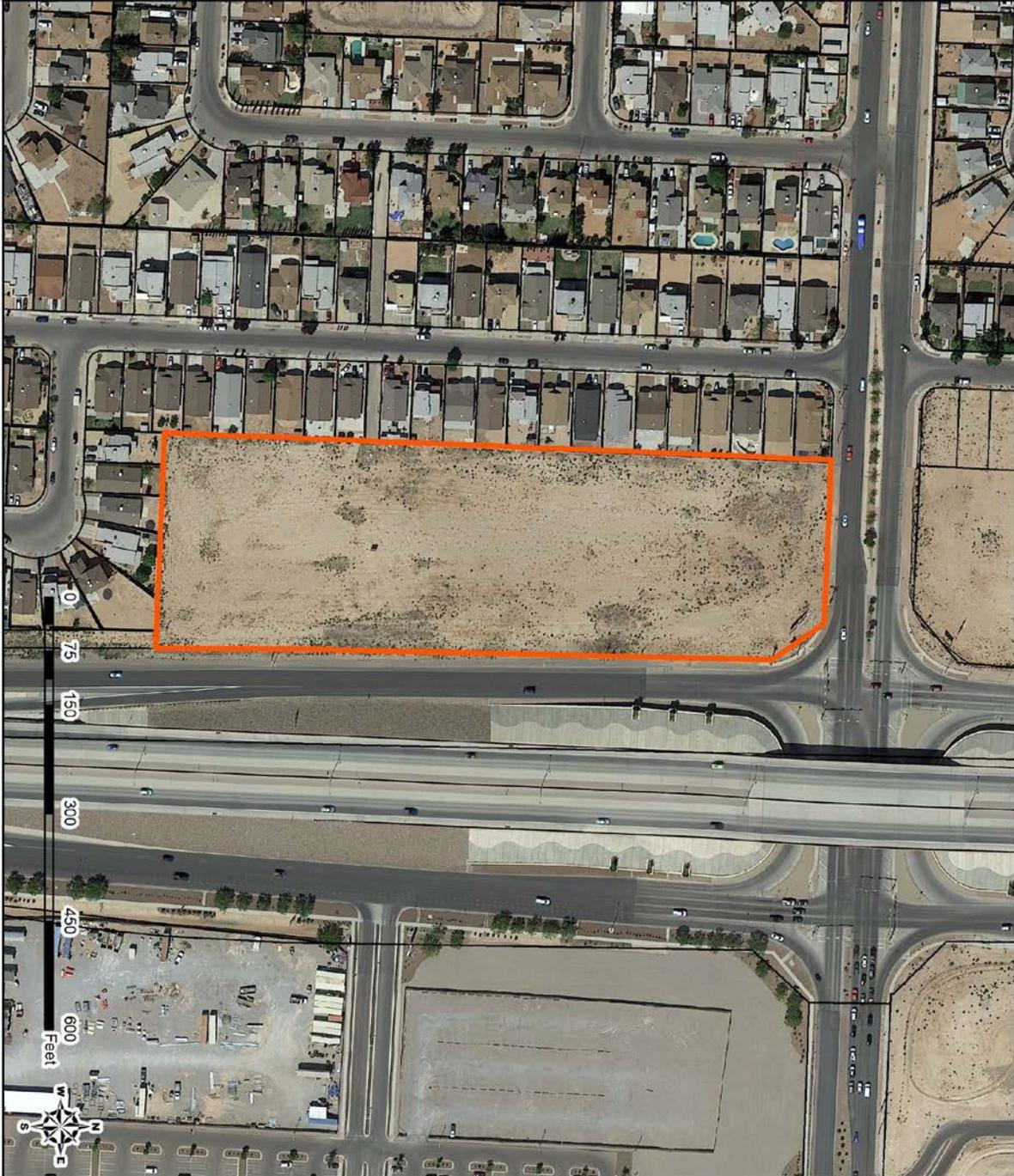
ATTACHMENT 1

HAIFA SUBDIVISION



ATTACHMENT 2

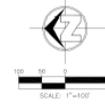
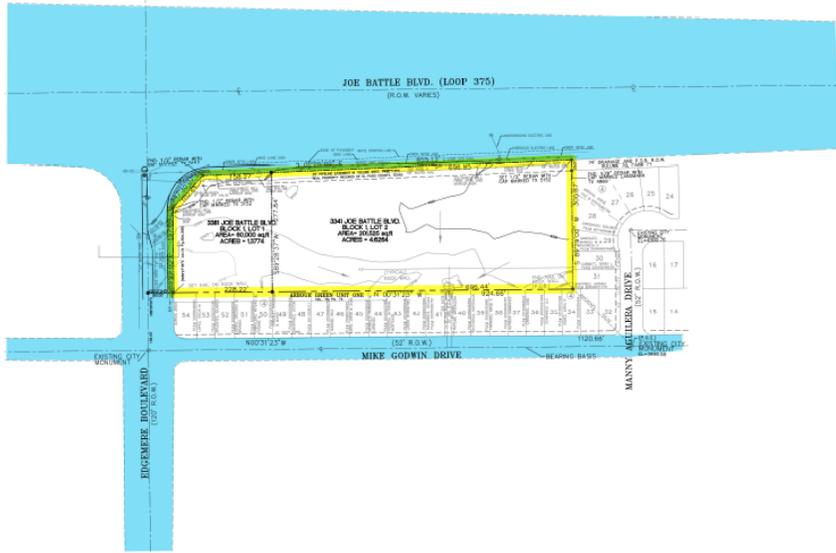
HAIFA SUBDIVISION



ATTACHMENT 3

HAIFA SUBDIVISION

BEING A PORTION OF TRACT 1,
SECTION 41, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
Containing: 6.004 ac.



LEGEND

- CITY MONUMENT
- EXIST. GROUND (CONTOUR)
- EXISTING DRAINAGE FLOW
- CENTER LINE
- EXIST. LIGHT POLE

NOTES

1. PROPERTY CURRENTLY ZONED —C-42
2. NUMBER OF LOTS IN THIS SUBDIVISION —COMMERCIAL - 2
3. EP SUBMIT TO CHRISTOPHER MALLOLY, OWNER 770 W. WETA WILD ST. EL PASO, TEXAS 79912
4. SURVEYOR DALLASIAN LOCAL R.P.L.S. SU ENGINEERING, INC. 6600 WESTING DRIVE EL PASO, TEXAS 79912 (PH) 584-4457
5. PREPARED BY SU ENGINEERING, INC. 6600 WESTING DRIVE EL PASO, TEXAS 79912 (PH) 584-4457
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48022-0012-B DATED 10/08/01 IN 1999 THIS PROPERTY LIES IN FLOOD ZONE-B AREA OF MODERATE FLOODING FLOOD HAZARD FACTORS (SEVERANCE)
7. THIS SUBDIVISION LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
8. IF LOTS ARE FURTHER SUBDIVIDED THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.

DRAINAGE FOR THIS SUBDIVISION COMPLETS WITH GREEN ANTIPOD MAIL MASTER (DRAINAGE PLAN)

WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITY/PUBLIC SERVICE BOARD

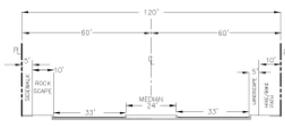
THIS INSTRUMENT ASSURES THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.14(A), TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, FACILITIES ALONG EDGEMERE BLVD. DATE _____ INSTRUMENT No. _____

PRELIMINARY PLAT

SU ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTING DR., EL PASO, TEXAS 79912 (PH) 584-4457
PREPARATION DATE(S) 12/15



LOCATION MAP
SCALE 1"=100'



EDGEMERE BLVD. (MAJOR ARTERIAL)
SCALE 1"=20'

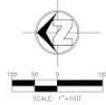
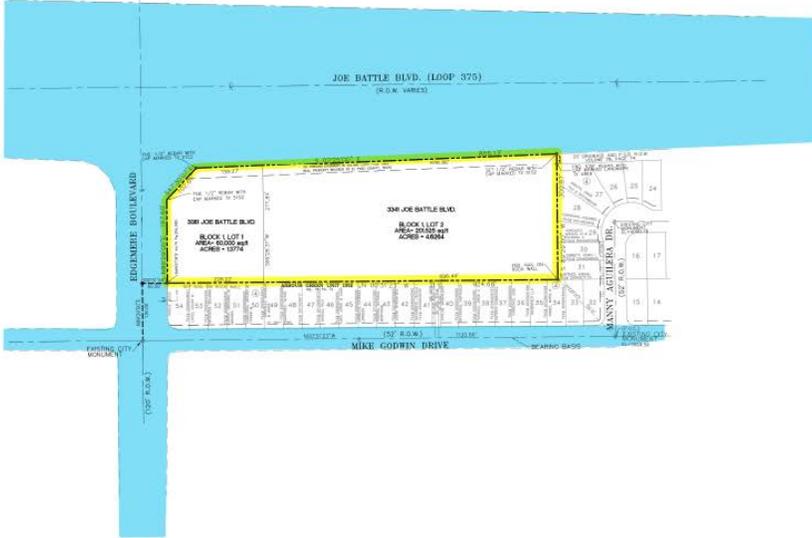


JOE BATTLE BLVD. (LOOP 375)
(MAJOR ARTERIAL)
SCALE 1"=20'

ATTACHMENT 4

HAIFA SUBDIVISION

BEING A PORTION OF TRACT 1,
SECTION 41, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
Containing: 6.004 ac.



DEDICATION
STATE OF TEXAS
COUNTY OF EL PASO
BY SUBMITTANTS LLC, OWNERS OF THE LAND HEREBY PRESENT
THIS DAY:

CHRISTOPHER WALDLEY, OWNER
OF SUBMITTANTS LLC

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF EL PASO
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
20____ BY CHRISTOPHER WALDLEY.

MAYOR PUBLIC, STATE OF TEXAS
BY COMMISSIONER EXPIRES _____

CITY PLANNING COMMISSION
THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE
DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS
_____ DAY OF _____, 20____.

EXECUTIVE SECRETARY _____ CHAIRPERSON _____
APPROVED FOR PLATTING THIS _____ DAY OF _____, 20____, A.D.

PLANNING AND INSPECTION DIRECTOR
FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS
DAY OF _____, 20____, A.E. IN VOLUME _____ OF THE PLATT RECORD, PAGE
FILE NO. _____

COUNTY CLERK _____ BY DEPUTY _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE ORIGINAL SURVEY BY SUPERVISOR AND IS IN
COMPLIANCE WITH THE CURRENT ROAD BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONALS
AND TECHNICAL STANDARDS.



SHELDON LEON - 4/15/2015



LOCATION MAP
SCALE: 1"=100'

GENERAL NOTES:

1. IF LOTS ARE SURVEYED SEPARATELY THEN ADDITIONAL PRIVATE DRAINAGE EASEMENTS SHALL BE REQUIRED.
 2. CONFORMANCE FOR THIS SUBDIVISION COMPLETES WITH AERIAL GREEN MASTER DRAINAGE PLAN.
- THE OFFICERS FOR HAIFA SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____.
- METRIC/CENTIMETER FOR HAIFA SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-FLOOD NUMBER 480001-0001-A-DATED 12/06/05 (L.S. 5840) THIS PROPERTY LIES IN FLOOD ZONE _____ AREA OF SPECIAL FLOODING (LOW HAZARD) (CATEGORY 1).
- THIS SUBDIVISION LIES WITHIN THE DODDING INDEPENDENT SCHOOL DISTRICT.

AVENUE AND OTHER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER (UNIMPROVED) SERVICE BOWNE FACILITIES ALONG LEGENDRE BLVD.

THE INSTRUMENT REPRESENTS THE CERTIFICATION THAT WATER AND SEWER SERVICES ARE PROVIDED BY THIS PLAT AND IS COMPLIANT WITH THE RULES, RULES 100-101, 100-102, 100-103, 100-104, 100-105, 100-106, 100-107, 100-108, 100-109, 100-110, 100-111, 100-112, 100-113, 100-114, 100-115, 100-116, 100-117, 100-118, 100-119, 100-120, 100-121, 100-122, 100-123, 100-124, 100-125, 100-126, 100-127, 100-128, 100-129, 100-130, 100-131, 100-132, 100-133, 100-134, 100-135, 100-136, 100-137, 100-138, 100-139, 100-140, 100-141, 100-142, 100-143, 100-144, 100-145, 100-146, 100-147, 100-148, 100-149, 100-150, 100-151, 100-152, 100-153, 100-154, 100-155, 100-156, 100-157, 100-158, 100-159, 100-160, 100-161, 100-162, 100-163, 100-164, 100-165, 100-166, 100-167, 100-168, 100-169, 100-170, 100-171, 100-172, 100-173, 100-174, 100-175, 100-176, 100-177, 100-178, 100-179, 100-180, 100-181, 100-182, 100-183, 100-184, 100-185, 100-186, 100-187, 100-188, 100-189, 100-190, 100-191, 100-192, 100-193, 100-194, 100-195, 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100-973, 100-974, 100-975, 100-976, 100-977, 100-978, 100-979, 100-980, 100-981, 100-982, 100-983, 100-984, 100-985, 100-986, 100-987, 100-988, 100-989, 100-990, 100-991, 100-992, 100-993, 100-994, 100-995, 100-996, 100-997, 100-998, 100-999, 100-1000.

INSTRUMENT NO. _____ DATE _____

NEEL
SET 1/27/2015 WITH SLL CAP STAMPED 10/06/15
BY ALL PARTICIPANT OWNERS UNLESS
OTHERWISE INDICATED.

LEGEND

- EXISTING CITY WARDEN
- BLOCK NUMBER
- LOT NUMBER

SU ENGINEERING, INC.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - CONSTRUCTION MANAGEMENT
4100 WILSON BLVD., SUITE 1000, EL PASO, TEXAS 79907-0100
PREPARED BY DAT 10/10/15

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 3/12/15 FILE NO. SUSU15-00010

SUBDIVISION NAME: Haifa Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF TRACT 1, SECTION 41, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC
RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>6.004</u>	<u>2</u>	Total No. Sites	<u>2</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>6.004</u>	_____

3. What is existing zoning of the above described property? C-4,C Proposed zoning? SAME

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ N/A

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE AND UNDERGROUND

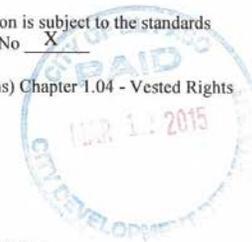
7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. **Improvement Plans submitted?** Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights.



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	E.P.SUMMIT INVESTMENTS L.L.C. 7131 GATEWAY	565 3737
		(Name & Address)	(Zip) (Phone)
13.	Developer	SAME	
		(Name & Address)	(Zip) (Phone)
14.	Engineer	SLI ENGINEERING INC. 6600 WESTWIND 79912	584 4457
		(Name & Address)	(Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: Chris Mackey
 REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

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